

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, MARCH 1, 2007
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:03 pm.

1. Roll Call: Present: Chair Anderson, Board Members, Irons and Lynch.

Absent: Vice Chair Miller and Board Member Iverson.

Also present were, Supervising Planner Cynthia Eliason, Supervising Planner Doug Garrison, Planner III Douglas Vu, Planner III Dennis Brighton, and Recording Secretary Latisha Jackson.

2. MINUTES:

Motion (Miller)/Second (Iverson) to accept minutes of December 7, 2006

Ayes: 3; Noes: 0; Absent: Irons and Lynch. Motion Carries

Motion (Anderson)/Second (Miller) to accept minutes of January 4, 2007

Ayes: 3; Noes: 0; Absent: Irons and Lynch. Motion Carries

3. AGENDA CHANGES AND DISCUSSIONS:

4. SPECIAL REPORT:

- a. Oral Status Report on Alameda Theater Restoration

Ms. Jennifer Ott gave an update on the Alameda Theater. The contractor began in July 2006. They are preserving historic elements such as the chandelier other lighting fixtures, other features such as handrails and doors. A piece of the original carpet will be put back in. After historic elements were removed and/or protected demolition began. Non-historic storefronts were removed to allow for seismic upgrades. The first structural footings have been poured.

Ms. Lynch asked who was working on the light fixtures.

Ms. Lynch asked about a theater memorabilia café and where it would be. Ms. Ott responded by saying that the café will be in the mezzanine balcony and that it will have memorabilia.

Ms. Lynch asked about an opening date for the theater. Ms. Ott said that the construction would go through the end of 2007, they are hoping for an early 2008 opening.

5. WRITTEN COMMUNICATIONS:

6. ACTION ITEMS:

- 6-A. **Certificate of Approval CA07-0003 – Applicant: Simon Kwan for Kwan Li – 2006 Buena Vista Avenue (DV).** The applicants request a Certificate of Approval for the demolition of a residential structure built prior to 1942 for the purpose of constructing a new single-family dwelling. The site is located within an R-4, Neighborhood Residential Zoning District.

Mr. Douglas Vu presented the staff report and recommended approval of this item.

Chris Buckley spoke to the demolition of the structure and the AAPS had no objection to the proposal. He felt that the new structure would tie the buildings of the neighborhood together and maintain consistency.

Member Lynch could not find any historical significance in the current structure. She wanted to make sure that the new structure would make a good contribution to the street and fit in with the neighborhood.

Mr. Vu responded by saying that staff is working with the applicant to make sure the design is consistent with the City's residential guidelines.

Motion (Anderson)/Second (Irons) Ayes: 3; Noes: 0; Absent: 2 (Miller and Iverson)

Motion Carries

- 6-B. **Certificate of Approval CA06-0034 – Applicant: David Deutsch – 2233 San Antonio Avenue (DB).** The applicant requests a Certificate of Approval to demolish more than thirty percent (30%) of a residential structure that is listed as a historical resource on the Historic Building Study List. The site is located within an R-5, General Residential Zoning District.

Mr. Dennis Brighton summarized the staff report and recommended approval of this item.

In a response to a question by Ms. Lynch, Mr. Brighton responded by saying that the pocket doors will be saved.

Mr. Irons commented on the elevations and would like to have seen an existing elevation next to the new ones to compare. He expressed concern over the current stair configuration. Also, he mentioned the windows and wanted to make sure they present well from the street.

Mr. Brighton responded by saying that the porch and staircase are not original. He said that the designer is trying to replace the stairs and front porch and use trim that is more consistent with the Queen Anne Style.

Ms. Lynch was puzzled by the description. She was curious about the handrails and wondered where the information came from regarding the handrails and ballast.

Mr. Norman Sanchez spoke on behalf of the property owner and was available for questions from the Board. He acknowledged Ms. Lynch's comments about how it was a strange remodel for 1954 and was not typically done. He stated that the goal was to make it as seamless as possible. He referred to AAPS' comments on the windows. He said that the smaller windows are meant to accentuate the bay window. They are going to try to salvage the front porch.

Ms. Lynch asked about how the elevation meets the golden mean and how it meets the guidelines.

Mr. Sanchez responded by saying that the lower floor has a taller ceiling than the upper floor. They wanted to maximize the height at the bottom to create a more even feel and avoid the home feeling top-heavy.

Mr. Brighton added that the golden mean is associated where there is a stair where there is a high basement. It minimizes the mass created from a stair element.

Mr. Irons stated that there is another house nearby that is an original two-story house.

Ms. Anderson asked about why the bay wasn't continued at the study on the side. She feels it looks top-heavy.

Mr. Sanchez responded by saying that it is a cantilevered bay and keeping it that way is more consistent with the home and it would require a variance because of its proximity to the neighbor's property line. Also, that bay is not as prominent from the front.

Mr. Chris Buckley was wondering if they could get a copy of the new resolution with new conditions and wanted to review it for comment. He wanted to walk the board through the AAPS letter.

Mr. Dick Rutter mentioned the porch and roof slope. He passed out a post card of a house. He also presented an architecture book. He feels that in demolition situations, there should be drawings of the existing conditions to compare to the new drawings. He mentioned that dimensions are not actual size. Wood is cut smaller than it indicates.

Ms. Lynch stated that the project troubles her. She said that they are taking a small house and inflating it and to her it doesn't seem right. Also, She didn't see the porch work reflected in the drawings. She concurred with the comment regarding a before and after drawing.

Ms. Anderson mentioned that the issue had been brought up at previous meetings.

Mr. Irons concurred that it is good to have drawings. He again mentioned the two-story near by.

Ms. Anderson has no problem with the design. She looked at the neighbors and she expressed that Mr. Sanchez did a good job with the design. She had two problems; the porch details were not in the drawings. She felt it had been well presented. She would condition the project to go back to the review board to clarify the details regarding the front porch. She researched the rating of the house. AAPS indicated that the proper forms were not included in the packet. The property is an 'S' designation.

Ms. Anderson asked about AAPS' comments and if they are allowed.

Ms. Eliason responded by saying that AAPS can write anything they want in their letters but staff or Planning Board makes final determination on design reviews.

Motion (Irons)/Second (Anderson) to accept Certificate of Approval for more than 30% demolition of residential structure.

Ayes: 2; Noes: 1; Absent: Miller and Iverson

Motion Carries

6-C. **Certificate of Approval CA05-0003 – Applicant: Bill Wong/Ivan Chiu for Tho A. Ly – 320 Pacific Avenue (DG).** The applicants request a Certificate of Approval for the demolition of an existing 622 square-foot, pre-1942 residence as part of a proposal to construct a two story single-family residence. This is a resubmittal of an earlier application that was approved by the Historical Advisory Board, on March 10, 2005, which allowed the partial demolition of this structure. Based on review of Building Permit plans and the current condition of the existing building, the proposed alterations would potentially constitute a one hundred

percent demolition. The site is located at 320 Pacific Avenue, within an R-4, Neighborhood Residential Zoning District.

Mr. Doug Garrison presented the project and summarized the history of the project. He recommended amending original certificate of approval from partial demolition to complete demolition.

Ms. Lynch asked about the report on the tree.

Motion (Lynch)/Second (Anderson) to amend original Certificate of Approval from 30% demolition to 100% demolition.

Ayes: 3; Noes: 0; Absent: Miller & Iverson

Motion Passes

7. REPORTS:

8. ORAL COMMUNICATIONS:

9. BOARD COMMUNICATIONS:

Ms. Lynch presented some reference material for historic preservation season. She mentioned the lectures and due to the museum flooding the lectures will be held upstairs.

Ms. Lynch reminded everyone about the "Secret Spaces" tour with Mr. Rutter.

10. STAFF COMMUNICATIONS:

Ms. Eliason mentioned the Veterans building and its nomination to the National Register of Historic Buildings. She wanted to include the Board and will compose a letter to be signed by the chair of the Board endorsing and supporting the nomination.

Ms. Lynch pointed out that some of the descriptions were not correct.

Mr. Rutter spoke to the retrofit and remodel of the building.

Ms. Eliason clarified that staff will write the letter to the state for the chair of the Board to sign for a national designation.

Motion (Anderson)/Second (Lynch) to direct staff to compose a letter for a national designation of the Veterans building.


Ayes: 3; Noes: 0; Absent: Miller & Iverson

Motion passes

11. ADJOURNMENT:

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted by:

A handwritten signature in cursive script, reading "Cynthia Eliason", written over a horizontal line.

Cynthia Eliason
Secretary Historical Advisory Board

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